



NOTICE OF PUBLIC MEETING
of
THE CONSERVATION ACQUISITION BOARD (CAB)
of
THE ARIZONA STATE PARKS BOARD

Notice is hereby given to members of the Conservation Acquisition Board (CAB) and the general public that the Board will hold a meeting open to the public on **Wednesday, August 11, 2010, beginning at 1:00 p.m. at Arizona State Parks Board Room, 1300 W. Washington, Phoenix, Arizona, or via teleconference by dialing 1.866.751.5726 and enter room# *1731258* (must enter the *'s),** pursuant to A.R.S. § 41-511.05 and A.R.S. § 41-511.25. The Board may go into Executive Session for the purpose of obtaining legal advice from the State Parks Assistant Attorney General on any of the agenda items pursuant to A.R.S. § 38-431.03 et seq. The Board will discuss and may take action on the following matters:

AGENDA

(The Chair reserves the right to set the order of the agenda)

A. CALL TO ORDER AND ROLL CALL

B. INTRODUCTION OF MEMBERS AND STAFF

D. ACTION ITEMS

1. Approval of minutes from the August 11, 2009

E. GRANT APPLICATIONS PRESENTATION

1. Consider Staff Recommendation for Funding FY 2010 Growing Smarter State Trust Land Acquisition Projects. Staff recommends awarding:

- Up to \$20,000,000 to the City of Phoenix for the purchase of 1,138(+/-) acres of the Phoenix Sonoran Preserve – Priority 2D and 3A
- Up to \$25,000,000 to the City of Scottsdale for the purchase of 2,000 acres of the McDowell Sonoran Preserve
- Up to \$21,000,000 to Coconino County for the purchase of 2249 acres of Rogers Lake

This recommendation is conditioned upon the appraisals and parcel sizes being approved by the State Land Commissioner, and the applicants are the highest and best bidders at public auction. A total of \$122,901,933 is available in the Growing Smarter State Trust Land Acquisition Grant Program.

F. CALL TO THE PUBLIC - During the public meeting; the Board may afford any person the opportunity to present statements relating to agenda items, with or without the opportunity to present them orally. Those wishing to address the Board must register at the door and be recognized by the Chair. Time permitting, each presentation will be given approximately five minutes. It is probable that each

Janice K. Brewer
Governor

**State Parks
Board Members**

Chair
Reese Woodling
Tucson

Tracey Westerhausen
Phoenix

Larry Landry
Phoenix

Walter D. Armer, Jr.
Vail

Alan Everett
Sedona

William C. Scalzo
Phoenix

Maria Baier
State Land
Commissioner

Renée E. Bahl
Executive Director

Arizona State Parks
1300 W. Washington
Phoenix, AZ 85007

Tel & TTY: 602.542.4174
AZStateParks.com

800.285.3703 from
(520 & 928) area codes

General Fax:
602.542.4180

Director's Office Fax:
602.542.4188

presentation will be limited to one person per organization. Action taken as a result of public comment will be limited to directing staff to study or re-schedule the matter for further consideration at a later time.

G. SUMMARY OF CURRENT EVENTS, MATTERS OF BOARD PROCEDURE, REQUESTS AND ITEMS FOR FUTURE AGENDA

H. TIME AND PLACE OF NEXT MEETING

I. ADJOURNMENT

A copy of the agenda background material provided to the Commission is available for public inspection at Arizona State Parks, Partnerships Division, 1300 W. Washington, Phoenix, Arizona. Additional information may be obtained by contacting Annie McVay at 602-542-7116.

Persons with a disability may request a reasonable accommodation such as a sign language interpreter, or this document in an alternative format, by contacting Nicole Armstrong, at 602-542-7152. Requests should be made as early as possible to allow time to arrange the accommodation.



7/26/10

Annie McVay
Arizona State Parks

Posted at: Arizona State Parks
1300 W. Washington
Phoenix, Arizona
1st Floor

And at <http://azstateparks.com/committees/CAB.html>

**THE CONSERVATION ACQUISITION BOARD
(CAB)
OF
THE ARIZONA STATE PARKS BOARD
(ASPB)
Offices of Arizona State Parks
1300 W. Washington St.
Phoenix, AZ**

A. CALL TO ORDER AND ROLL CALL

Vice-Chair McNichol called the meeting to order at 10:09am.

Board Members Present: John Graham
Christopher McNichol
Taber Anderson
Jeff Swango

(Note: The CAB is awaiting appointment of three more members.)

Board Members Absent: None

Staff Members Present: Kent Ennis, Assistant Director for Administration
Doris Pulsifer, Chief of Grants

Dan Shein, Chief of Resource Management
Pat Dutrack, Grant Coordinator
Ruth Shulman, Advisory Group Coordinator

Guests:

Chris Ewell, City of Phoenix
Kroy Ekblaw, City of Scottsdale
Don Meserve, City of Scottsdale
Diana Durazo, Pima County
Roger Anyton, Pima County

B. INTRODUCTION OF MEMBERS AND STAFF

Members and Staff introduced themselves.

C.

Vice-Chair McNichol noted that former Chair Maria Baier had left the group. Ms. Pulsifer asked the CAB to elect new officers at this time. Mr. Graham nominated and moved Mr. McNichol for Chair. Mr. Anderson seconded the motion, which carried with no further discussion.

Mr. Anderson nominated and moved Mr. Swango for Vice-Chair. Mr. Graham seconded the motion, which carried with no further discussion.

Mr. McNichol being elected Chair, he will be referred to as such going forward. Chair McNichol asked about the state of appointments to the Board. Ms. Pulsifer responded that the Governor's office makes appointments and that ASP is working with them. It was pointed out that the current members may refer candidates to the Governor's website to begin the application process.

D. ACTION ITEMS

1. Approval of minutes from August 15, 2008

Mr. Graham moved to approve the minutes as presented. Mr. Anderson seconded the motion, which carried with no further discussion.

E. GRANT APPLICATION PRESENTATIONS AND RECOMMENDATIONS

(The majority of information in this presentation is contained in a PowerPoint presentation available upon request.) Ms. Pulsifer began the presentation by giving a brief overview of the Growing Smarter program. She discussed the history of the program, how the incoming funds are allocated (\$2 million for Livestock & Crops, \$18 million for open-space conservation). The CAB makes recommendations to the ASP Board regarding the applications. The ASP Board will hear today's recommendations at their meeting of September 11, 2009. The amount of funds available for this grant cycle is \$95 million. The incoming applications are all for eligible projects, and do not total close to the available amount for grants. Grants are for either purchase or lease of State Trust Land, and allow for a maximum of up to 10% of costs associated with the acquisition of the land (appraisals, etc.). The grant award is 50% of the appraised value; an approved grant amount does not change even if the sale or lease price is raised or lowered at auction. Therefore, applicants generally apply for a larger amount than may be necessary. Conservation easements are required on each piece of land purchased under this program. Easements are in perpetuity.

Chair McNichol asked if there had been any grants for land leases. Ms. Pulsifer replied that all grants so far had been for purchases.

Ms. Pulsifer noted the application requirements, which are extensive. She then explained the rating criteria, and said that each application is eligible for up to 50 points. Mr. Anderson asked if the applications were weighted equally. Ms. Pulsifer replied that they are not; each application is rated on its own merits.

Ms. Pulsifer said that three applications had been received from the City of Phoenix, the City of Scottsdale, and Pima County, for a total of 760.65 acres. The grant recommendations report showed the breakout of total grant requests, total project costs requests, final appraisal amount, and total amount recommended for award.

Mr. Graham asked whether the appraisal amounts were assumptions based on previous appraisals. Ms. Pulsifer said that they were the current final appraisal

amount. The grant request is 50% of the appraised value. Further discussion followed on the difference between the total project costs and the total recommended grant amount.

The first application was the City of Phoenix application, Sonoran Preserve, Priority 2C. The final appraisal was \$9,560,000 and the total project cost is \$18,852,288. The eligible grant amount is 50% of the final appraisal, plus up to 10% of associated costs. Mr. Anderson asked if the full 10% is generally spent. Ms. Pulsifer said, the costs are generally coming in around 5% instead of the full 10%, and grantees are only reimbursed for the amount spent. Grants staff keeps track of all expenditures.

Ms. Pulsifer noted that the City of Phoenix score was 32 out of the total 50 available. As part of the PowerPoint presentation, she also showed the map of the area to be purchased, as well as pictures of the features (i.e. vegetation, riparian areas, etc.). It was noted that the map shows past acquisitions, as well acquisitions planned for next year.

Mr. Anderson asked if there was a breakout of the scoring for the applications. Ms. Pulsifer said the breakout was available.

Mr. Anderson asked about the total size of the Sonoran Preserve. Mr. Ewell said that the Preserve is 22,000 acres, of which Phoenix has acquired 5,500 acres including this acquisition. Mr. Anderson asked if all the acquired pieces so far are contiguous. Mr. Ewell noted that development threatened some non-contiguous pieces that were prioritized for acquisition. Future acquisitions will 'fill-in'. Mr. Anderson asked for a slide showing the "big picture" and including future plans for acquisitions.

Chair McNichol asked for clarification on a matter of conflict of interest. He is a member of the McDowell Sonoran Conservancy. It was clarified that no conflict of interest exists, as there is no pecuniary benefit that accrues to him.

Ms. Pulsifer noted that the next application was from the City of Scottsdale for 398.91 acres of the McDowell Sonoran Conservancy. The total project cost requested is \$12 Million; the final appraisal is \$6.5 Million, and the total grant recommendation is \$3.25 Million. The application scored 39 of 50 available points. She showed the slide of the map showing the section being acquired. Chair McNichol asked about the percentage this acquisition represents of the total planned acquisition. Mr. Kroy Ekblaw of the City of Scottsdale responded that this acquisition is approximately 400 acres out of a recommended 36,000 acres. He said almost all the private land south of the area has been secured, and the total acquisitions represent approximately 13,500 acres. Chair McNichol asked if this is the first piece of State Trust Land being acquired. Mr. Don Meserve of Scottsdale replied that this is the first matching funds grant application from Scottsdale. Further discussion on future planned acquisitions followed.

Ms. Pulsifer continued by showing slides of the property's features. Mr. Anderson asked if there was a minimum rating score for applications. Ms. Pulsifer said that the ASP Board's philosophy is based on high priority projects, however that threshold has not yet been set with the program. He then asked if any applications had been turned down. Ms. Pulsifer said she was not aware of any in the history of the program.

Mr. Graham asked if this acquisition is contiguous with other acquisition or if it stands alone. Mr. Ekblaw replied that it is surrounded by land already acquired by Scottsdale. Mr. Meserve clarified that some of the land is not owned by Scottsdale, but by private landholders who maintain Conservation Easements. Other land in the area is zoned only for conservation.

Ms. Pulsifer went on to the next application from Pima County for the Valencia Archaeological site. This project is for 67.17 acres, with a final appraisal of \$940,000, and total recommended grant amount of \$470,000, plus up to 10% of associated costs. This application scored 34 of a possible 50 points. Ms. Pulsifer showed a map of the site.

Chair McNichol asked if the site was surrounded. Ms. Durazo of Pima County said that the site is on the edge of the urban fringe, and the Santa Cruz River runs on the right side. Mr. Anyon said that the connections which prevent the site from being surrounded by urban development are the river, City of Tucson open space and trails including the National Historic De Anza Trail. Chair McNichol asked if there will be public access to the site. Mr. Anyon replied that there will be passive access, primarily for interpretive education. Mr. Anderson asked about the parcel just north of the site. Mr. Anyon said that parcel is the Pima Community College campus.

Mr. Graham asked about the sources of matching funds for this grant program for each applicant. The City of Scottsdale's matching funds come from voter-approved bond initiatives. The City of Phoenix funds come from a Parks and Preserve Initiative passed by voters in 2007. Pima County receives funds from Open Space Bond funds. Brief discussion on the future of these funds followed.

Mr. Graham also asked whether the applicants had land management plans in place. Ms. Pulsifer replied that applicants are responsible for the management of the properties. This is handled through either Parks and Recreation Departments, or the Natural Resources Division. Mr. Anderson asked if there is any operating and management components in the funds raised for these acquisitions. The answer varied according to applicant.

Chair McNichol asked if the State Land Department auction dates were set for these parcels. Mr. Ewell said that it depends on the outcome of this meeting, in a sense. Phoenix reserves the right to discontinue the process. Ms. Pulsifer noted that most auctions take place in October up through January, allowing for response from the ASP Board.

Ms. Pulsifer asked for further questions, prior to the CAB making their recommendation.

Chair McNichol moved to approve funding for the following three projects: \$4,780,000 to the City of Phoenix for the purchase of 294.567 acres (+/-) of the Phoenix Sonoran Preserve, Priority 2C, \$470,000 to Pima County for the purchase of 67.17 acres of the Valencia Archaeological Site, and \$3,250,000 to the City of Scottsdale for purchase of 398.91 acres of the McDowell Sonoran Preserve. The final grant amounts will be based on the Arizona State Land Department (ASLD) final appraisal value of the parcels, agreed upon by the applicants, plus no more than 10% for eligible associated costs. Approval of the awards is contingent upon the appraised land value being finalized before December 31, 2009. He further moved that this recommendation be forwarded to the Arizona State Parks Board for final action. Mr. Graham seconded the motion, which carried with no further discussion.

Chair McNichol asked if there was any competition expected at the auction. Each applicant replied that they did not believe so.

F. REPORTS

1. Parks Board Actions on CAB issues

Ms. Pulsifer noted that the ASP Board in September of 2008 voted to approve the recommendation made by CAB last year to fund the City of Phoenix and Pima County purchases. Those projects have been completed and closed. Ms. Pulsifer noted that today's grant applications will be forwarded to the ASP Board at their September 11, 2009 meeting.

G. CALL TO THE PUBLIC

No public comment.

H. SUMMARY OF CURRENT EVENTS, MATTERS OF BOARD PROCEDURE, REQUESTS AND ITEMS FOR FUTURE AGENDA

Ms. Pulsifer noted that the CAB can either bring forward future agenda items now, or contact her with any items in the future. Chair McNichol asked if a meeting this year would be necessary. Ms. Pulsifer noted that she did not think so, as the grant criteria are not likely to change, and the program is scheduled to sunset in 2011. Further discussion on the likelihood of the program continuing past the sunset date followed.

I. TIME AND PLACE OF NEXT MEETING

To be determined.

J. ADJOURNMENT

Chair McNichol adjourned the meeting at 11:00am.

CAB
August 11, 2010

Agenda Item:

**Consider Staff Recommendations for Funding
FY 2010 Growing Smarter State Trust Land Acquisition Fund
Grant Applications**

Background

The purpose of the Land Conservation Fund is to conserve open spaces in or near urban areas and other areas experiencing high growth pressures. This is accomplished by awarding grants for the purchase or lease of State Trust land that has been classified as suitable for conservation purposed by the Arizona State Land Department (ASLD).

In 1998 the voters passed Proposition 303, which established an annual \$20 million appropriation by the Arizona State Legislature from the General Fund to the Land Conservation Fund (A.R.S.§41-511.23). The annual appropriation began in FY 2001 and continues through FY 2011.

In May 2003, the Governor signed a bill directing \$2 million annually be transferred to the Livestock and Crop Conservation Fund which is administered by the Arizona Department of Agriculture.

Current Status

Staff received the following three applications for the FY 2010 Growing Smarter State Trust Land Acquisition Grant Program by the June 30, 2010 deadline. The rating team scored the applications per the approved Growing Smarter State Trust Land Acquisition Grant Manual. Below is a summary list of applications indicating the rating scores and funding requests, along with the funding recommendation for each project.

<u>Applicant</u>	<u>Acres</u>	<u>Parcel Name</u>	<u>Acquisition Type</u>	<u>County</u>	<u>Rating Score</u> (out of 50)
City of Phoenix	1,138	Phoenix Sonoran Preserve Priority 2D & 3A	Purchase	Maricopa	43
Coconino County	2,249	Rogers Lake	Purchase	Coconino	46
City of Scottsdale	2,000	McDowell Sonoran Preserve	Purchase	Maricopa	41

A total of **\$122,901,933** is available for the FY 2011 Growing Smarter grants. A.R.S. §41-511.23.H.2 states that no more than 50% of the Land Conservation Fund from any one fiscal year may be awarded to projects in a single county. This means that no more than **\$61,450,966** can be awarded in any single county (50% of the *total* amount available in FY 2011). None of the grant applications in one county exceeds this amount.

Staff Recommendation

Staff recommends awarding:

- Up to \$20,000,000 to the City of Phoenix for the purchase of 1,138(+/-) acres of the Phoenix Sonoran Preserve – Priority 2D and 3A
- Up to \$25,000,000 to the City of Scottsdale for the purchase of 2,000 acres of the McDowell Sonoran Preserve
- Up to \$21,000,000 to Coconino County for the purchase of 2,249 acres of Rogers Lake

This recommendation is conditioned upon the appraisals and parcel sizes being approved by the State Land Commissioner, and the applicants are the highest and best bidders at public auction. The recommended funding is as follows:

Total available revenue for grants	\$ 122,901,933
Total recommended awards	<u>\$ 66,000,000</u>
Remaining uncommitted balance	\$ 56,901,933

Recommended CAB Action

I move to approve funding for the following three projects:

- Up to \$20,000,000 to the City of Phoenix for the purchase of 1,138(+/-) acres of the Phoenix Sonoran Preserve – Priority 2D and 3A
- Up to \$25,000,000 to the City of Scottsdale for the purchase of 2,000 acres of the McDowell Sonoran Preserve
- Up to \$21,000,000 to Coconino County for the purchase of 2249 acres of Rogers Lake

The final grant amounts will be based on the Arizona State Land Department (ASLD) final appraisal value of the parcels, agreed upon by the applicants, plus no more than 10% for eligible associated costs. Approval of the awards is contingent upon the appraised land value being finalized. I strongly advise an auction by October 25, 2010. I further move that this recommendation be forwarded to the Arizona State Parks Board for final action.

